

Municipal Clerk
Atlanta, Georgia

04- 0 -1841

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-109/Z-84-71
Date Filed: 9-13-04

AN ORDINANCE TO AMEND ORDINANCE Z-84-71 WHICH REZONED PROPERTY FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT TO THE RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-CONDITIONAL) DISTRICT FOR THE PURPOSE OF A SITE PLAN AMENDMENT PROPERTY LOCATED AT **2289 VIRGINIA PLACE , N.E.** AND FOR OTHER PURPOSES.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1. That the previously approved site plan be substituted with a new plan:

ALL THAT TRACT or parcel of land lying and being in Land Lot 102 of the 17th District, County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-04-109

LEGAL DESCRIPTION TRACT 11

All that tract or parcel of land lying in Land Lot 102, 17th District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT, said point being an iron pin set at the intersection of the easterly line of Land Lot 102 with the southerly margin of the right-of-way of Peachtree Hills Avenue (60 foot right-of-way); Thence running along the easterly line of Land Lot 102, South 00 degrees 22 minutes 53 seconds West, a distance of 860.25 feet to a 1 inch open top pipe found; Thence leaving said easterly line of Land Lot 102 and running South 61 degrees 06 minutes 04 seconds West, a distance of 476.59 feet to an iron pin set; Thence North 79 degrees 32 minutes 00 seconds West, a distance of 213.25 feet to a 1 inch open top pipe found; Thence North 51 degrees 52 minutes 55 seconds East, a distance of 119.88 feet to an iron pin set on the southerly margin of Kinsey Court (50 foot right-of-way); Thence running along the margin of the right-of-way of Kinsey Court along a curve to the left an arc distance of 141.61 feet (said arc being subtended by a chord bearing of South 88 degrees 14 minutes 40 seconds East, a chord distance of 110.96 feet and having a radius of 60.00 feet) to an iron pin set; Thence leaving said Kinsey Court and running North 82 degrees 55 minutes 12 seconds East, a distance of 152.57 feet to an iron pin set; Thence North 01 degrees 12 minutes 39 seconds East, a distance of 122.90 feet to an iron pin set; Thence North 55 degrees 23 minutes 58 seconds West, a distance of 249.17 feet to a 5/8 inch reinforcing rod found; Thence South 88 degrees 11 minutes 18 seconds West, a distance of 31.87 feet to a 5/8 inch reinforcing rod found; Thence North 89 degrees 32 minutes 54 seconds West, a distance of 105.88 feet to a 1/2 inch reinforcing rod found; Thence North 89 degrees 42 minutes 19 seconds West, a distance of 228.96 feet to a 1/2 inch crimp top pipe found; Thence South 89 degrees 30 minutes 03 seconds West, a distance of 74.78 feet to a 1/2 inch open top pipe found on the easterly margin of the right-of-way of Virginia Place (50 foot right-of-way); Thence running along the easterly margin of the right-of-way of Virginia Place the following courses and distances: North 00 degrees 40 minutes 50 seconds East, a distance of 602.18 feet to an iron pin set; Thence along a curve to the right an arc distance of 157.96 feet (said arc being subtended by a chord bearing of North 45 degrees 29 minutes 27 seconds East, a chord distance of 142.35 feet and having a radius of 101.00 feet) to an iron pin set at the intersection of the southeasterly margin of Virginia Place with the southerly margin of the right-of-way of Peachtree Hills Avenue; Thence running along the southerly margin of the right-of-way of Peachtree Hills Avenue, South 89 degrees 42 minutes 04 seconds East, a distance of 811.37 feet to an iron pin set on the easterly line of Land Lot 102 and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 16.992 acres.

Isakson Barnhart
Associates, inc.
 Planners Engineers
 Engineering & Development Consultants
 275 VILLAGE PARKWAY
 MARIETTA, GA 30067
 770-955-2421

LEGAL DESCRIPTION TRACT 1

DRAWN BY
APR

CHECKED BY
J

DATE
07-08-04

SCALE
NONE

JOB NO.
03063

CAD FILE
3063LEGAL

PLOT DATE
07-08-04

PARK SPRINGS II

L.L. 102, 17th DISTRICT, FULTON COUNTY, GEORGIA

Isakson Barnhart
 25 Technology Parkway South #201
 Norcross, Georgia 30092
 770-417-1788